

MINUTES OF RDA SPECIAL MEETING – NOVEMBER 13, 2012

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, NOVEMBER 13, 2012, AT 6:47 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen
Steve Buhler
Karen Lang
Tom Huynh
Corey Rushton
Steve Vincent

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT: Mike Winder

STAFF PRESENT:

Eric Bunderson, City Attorney
Jim Welch, Finance Director
Nicole Cottle, CED Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Buzz Nielsen, Police Chief
Aaron Crim, Administration
Jake Arslanian, Public Works Department
Mark Nord, CED Department

1654

OPENING CEREMONY

The Opening Ceremony was previously conducted by Steve Buhler who noted Sunday was Veterans' Day and expressed gratitude for members of the armed forces who had provided service to the country. He related a story about his father, a member of the U.S. Merchant Marines, which he stated was a forgotten branch of the armed forces. He also led those in attendance in the Pledge of Allegiance to the Flag.

MINUTES OF RDA SPECIAL MEETING – NOVEMBER 13, 2012

-2-

1655

RESOLUTION NO. 12-18, APPROVE AN AGREEMENT WITH UT NGUYEN FOR DEVELOPMENT OF THE INTERNATIONAL MARKET IN THE GRANGER CROSSINGS REDEVELOPMENT AREA

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 12-18 which would approve an Agreement with Ut Nguyen, in the amount of \$65,000.00, for development of the International Market in the Granger Crossings Redevelopment Area.

Mr. Pyle stated the proposed Agreement for Disposition of Land (ADL) between the Redevelopment Agency and Ut Nguyen would provide assistance for the International Market to make property improvements at their business at 1920 West 3500 south.

The Chief Executive Officer stated funds to be paid to Ut Nguyen would come from the Granger Crossings RDA fund. He also stated the International Market was in the Granger Crossings Redevelopment Project Area and improvements made to that site would improve the overall condition of the area, including health and welfare of the general public. He explained pursuant to the ADL the Agency would compensate Mr. Nguyen with funds being dedicated to construction costs and property improvements. He indicated those improvements must meet all the current zoning requirements and if not met Mr. Nguyen would forfeit payments under the ADL. He stated demolition would begin as soon as possible and construction would take place during the next six months with all construction and improvements completed within two years.

Mr. Pyle reported the International Market would be an identical addition to the existing Saigon Plaza. In order to accommodate the new construction of the retail buildings, the Twamco building, which had become a tremendous eyesore and problem, would be demolished. He indicated the Market would provide a new look and feel for a severely blighted area of Granger Crossings. He reported that as outlined in the Economic Development Strategic Plan the development would:

- Expand existing business: 18,000 square feet of new retail, 10 new tenant spaces, and 100 new jobs
- Generate sustainable City revenue: Estimated \$3.1 million in new retail sales, and generate an estimated \$23,000 in annual tax increment
- Revitalize and rejuvenate unproductive, underperforming, blighted, and other targeted areas: Demolish Twanco and replace with nicely designed new retail buildings
- Improve the quality and image of West Valley City

Chief Executive Officer, Wayne Pyle, answered questions from members of the Board.

MINUTES OF RDA SPECIAL MEETING – NOVEMBER 13, 2012

-3-

After discussion, Mr. Buhler moved to approve Resolution No. 12-18, a Resolution Authorizing the Redevelopment Agency of West Valley City to enter into an Agreement with Ut Nguyen for Development of the International Market in the Granger Crossings Redevelopment Area. Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, NOVEMBER 13, 2012, WAS ADJOURNED AT 6:51 P.M., BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, November 13, 2012.

Sheri McKendrick, MMC
Secretary